



Cynthia M. Griffin, Broker/ President
956 Military Dr. Canyon Lake, TX 78133
222 S Navy Blvd. Pensacola FL 32507
Ph 830-935-3691 Cell 850-313-9890 Fax 830-935-3692
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FOR SALE

222 South Navy Blvd.

Pensacola, FL 32507

Residential and/or Commercial Use

\$119,900 – NEW LOW PRICE

Prime COMMERCIAL location

Northeast corner of NAVY BLVD and Palmetto Ave.

Just minutes from NAS Pensacola, Downtown Pensacola, Bayou Grande, Shopping, Restaurants, other.

Traffic Count - 34,000aadt immediately north between Winthrop and Commerce Streets.

1,074 SF +/- GLA in main building

Separate Garage/ Workshop or additional living quarters with modifications. Has plumbing, electric and gas.

Lot size - 50' ff x 125 +/- - Irregular at the back. Approx. 5,662 SF overall

Zoned C-1 Commercial –Warrington Overlay District - Escambia County Zoning Ordinances apply- please verify your proposed use.

Also available FOR LEASE to qualified Tenant.
\$875/ month NNN + utilities.

Call Owner/ Broker for details 850-313-9890



Building used as a residence and real estate office. Building has been wired for networking capabilities for multiple offices. Separate electrical circuits were installed to accommodate high electronic usage. Security system has cellular backup system. New paint inside and out. Building has beautiful refinished red oak floors, knotty pine in kitchen, tile in bath and a painted concrete floor in the reception/ front sitting room. All appliances are new and stay with the house including refrigerator, gas stove, microwave, washer/ dryer and gas water heater. Utility room in garage/ workshop building



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Location Map/ Aerial

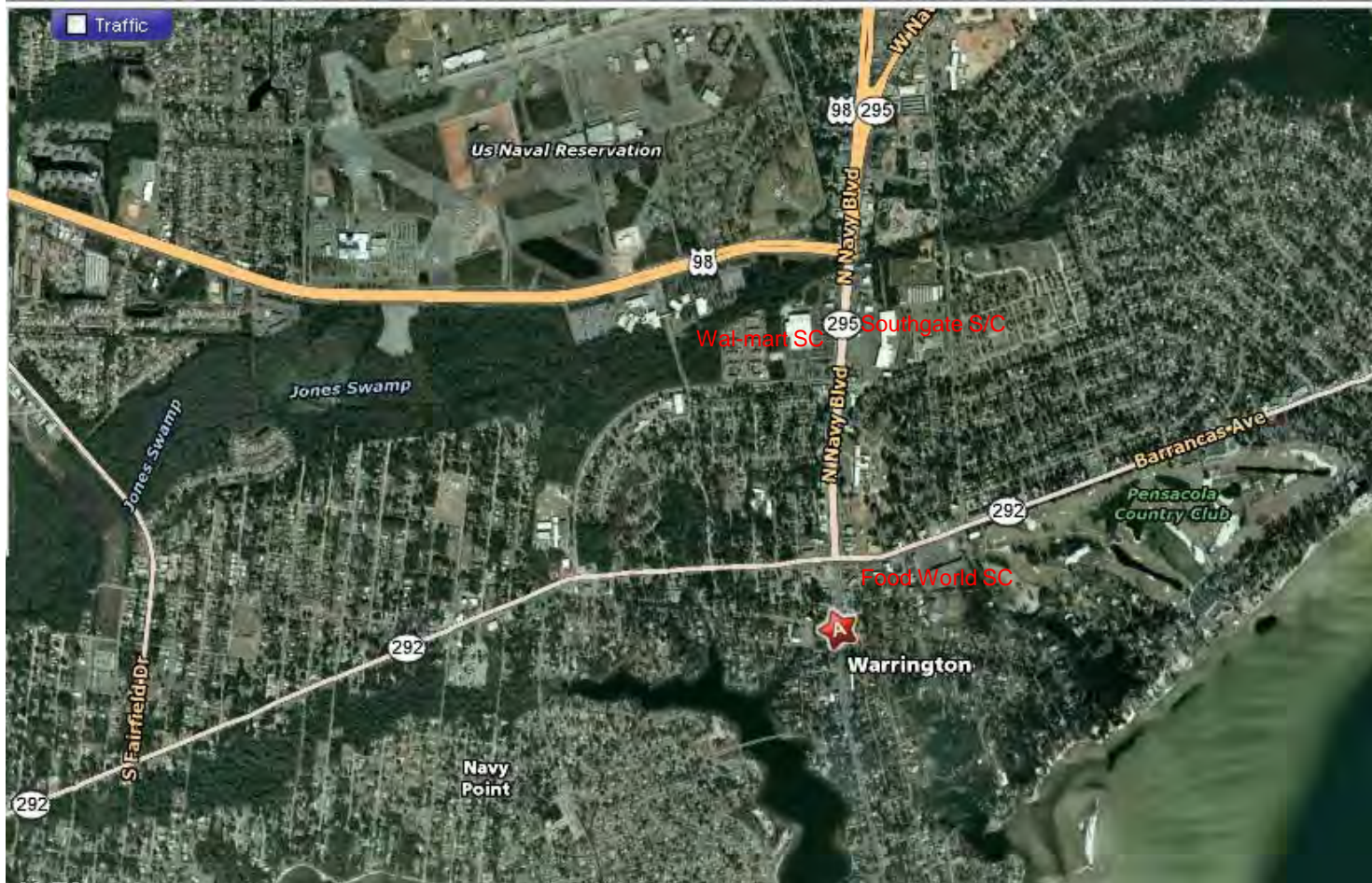


All information contained herein is believed to be correct, but is not warranted, and is subject to errors, omissions and changes without notice.
SAXET REALTY, INC. IS ACTING ON BEHALF OF SELLER – who is OWNER/BROKER IN THIS TRANSACTION



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Demographics

SUMMARY (Enhanced) DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Prepared For Saxet Realty, Inc

Lat/lon : 30.385273,-87.277944

May 2008



	1.00 mi radius	3.00 mi radius	5.00 mi radius
222 S Navy Blvd			
Pensacola, Florida			
Population			
Projected Population (2011)	6,246	46,077	97,071
Estimated Population (2006)	6,451	46,510	96,924
Census Population (2000)	6,753	47,169	96,877
Census Population (1990)	7,356	41,534	90,143
Historical Annual Change (1990-2000)	-604 -0.8%	5,635 1.4%	6,735 0.7%
Projected Annual Change (2000-2006)	-302 -0.7%	-660 -0.2%	46 0.0%
Population in Group Qtrs	127	11,045	13,439
Median Age	20% 37.1 yrs	23.7% 32.4 yrs	13.9% 34.0 yrs
Households			
Projected Households (2011)	2,735	14,606	33,952
Estimated Households (2006)	2,823	14,795	33,906
Census Households (2000)	2,953	15,083	33,902
Census Households (1990)	3,064	14,989	33,136
Historical Annual Change (1990-2000)	-111 -0.4%	94 0.1%	766 0.2%
Projected Annual Change (2000-2006)	-130 -0.7%	-287 -0.3%	4 0.0%
Family Households	1,666	9,306	21,845
Average Household Size	59.0% 2.40	62.9% 2.40	64.4% 2.46
Race & Ethnicity (2006)			
White	4,469 69.3%	31,963 68.7%	56,685 60.2%
Black or African American	1,576 24.4%	9,930 21.4%	30,104 31.1%
American Indian & Alaska Native	39 0.6%	396 0.9%	718 0.7%
Asian	152 2.4%	2,154 4.6%	3,942 4.1%
Hawaiian & Pacific Islander	6 0.1%	62 0.1%	126 0.1%
Other Race	58 0.9%	831 1.8%	1,128 1.2%
Two or More Races	149 2.3%	1,174 2.5%	2,220 2.3%
Not Hispanic or Latino Population	6,231 96.0%	43,979 94.6%	93,056 96.0%
Hispanic or Latino Population	220 3.4%	2,531 5.4%	3,867 4.0%
Occupation (2000)			
White Collar	51.0%	51.0%	50.0%
Blue Collar	49.0%	49.0%	50.0%
Income (2006)			
Est. Per Capita Income	\$23,465	\$21,118	\$18,889
Est. Median Household Income	\$34,869	\$33,787	\$33,211
Est. Average Household Income	\$52,224	\$42,391	\$42,635
Est. Average Family Income	\$65,247	\$49,433	\$49,000
HH Income \$200,000 or More	70 2.5%	149 1.0%	230 1.3%
HH Income \$150,000 to 199,999	1 0.0%	83 0.6%	225 0.7%
HH Income \$100,000 to 124,999	107 3.8%	620 4.2%	1,398 4.1%
HH Income \$75,000 to 99,999	201 7.4%	1,046 7.1%	2,275 6.7%
HH Income \$50,000 to 74,999	492 17.4%	2,434 16.4%	5,492 16.2%
HH Income \$35,000 to 49,999	518 18.3%	2,601 17.6%	5,701 16.3%
HH Income \$25,000 to 34,999	423 15.0%	2,358 15.9%	5,099 15.0%
HH Income \$15,000 to 24,999	423 15.0%	2,449 16.6%	5,556 16.4%
HH Income \$10,000 to 13,999	589 20.9%	3,056 20.7%	7,731 22.8%
Tenure (2006)			
Owner-Occupied Households	1,698 60.1%	8,214 55.5%	19,927 58.8%
Renter-Occupied Households	1,125 39.9%	6,581 44.5%	13,979 47.2%

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Demographic Source: Applied Geographic Solutions / IGER Geography 07/06

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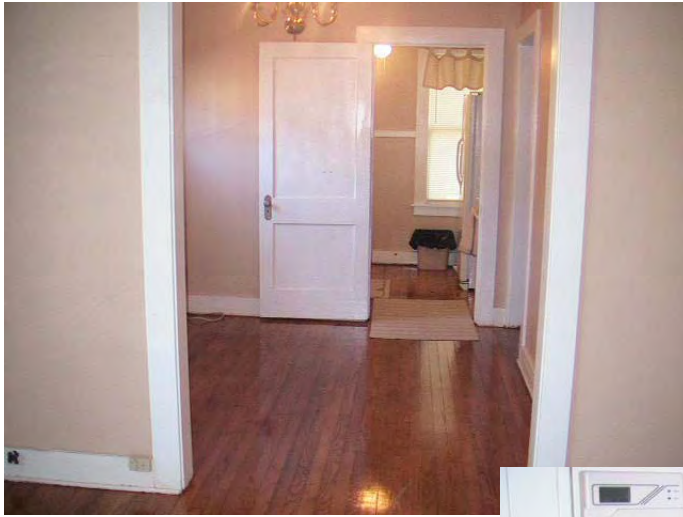
Subject Photos- Exterior



Subject Photos- Exterior



Subject Photos - Interior



Subject Photos - Interior





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Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188 Austin, Texas 78711-2188 or 512-463-5869.



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TREC No. OP-K